

<u>Housing Types</u>	<u>Number of Housing Units</u>	<u>-</u>	<u>Percent</u>	<u>Acres</u>	<u>-</u>	<u>Percent</u>
Single-family	3,992		82.4	1,620		96.5
Duplex and Multi-family	663		13.7	46		2.7
Mobile Home	187		3.9	13		.8
TOTAL	<u>4,842</u>		<u>100.0</u>	<u>1,679</u>		<u>100.0</u>

The average household size in the planning area is estimated at 3.37 persons (see POPULATION, Sanford, N. C., June, 1963); the average number of housing units per acre averages 2.9. Multiplying these two numbers gives an average population density of 9.77 persons per acre. Although this density is quite low for the planning area as a whole, the city's population density is only slightly higher at 10.7 persons per acre. The highest densities are found in the nonwhite neighborhood to the south of the central business district between Wicker Street and the Atlantic Coastline Railroad; there the average population density is 23.1 persons per acre, however, this density is in line with maximum density standards set by the American Public Health Association of 20 to 28 persons per acre.

There are five distinct residential neighborhoods in the City of Sanford; (1) East Sanford and (2) West Sanford, which are separated by the Seaboard Railroad; (3) the non-white area between Wicker Street and Washington Park; (4) the area around Knight School, which extends from Rock Street to Jonesboro Heights; and (5) Jonesboro Heights. Easily identifiable neighborhoods have not yet formed in the new subdivisions away from the city.

LAND USE PROBLEMS

Just as Sanford has many attributes it can be proud of -- established residential areas with wide streets, street trees, sidewalks, curb and gutter and a large Central High School site, which has ample room for expansion -- it also has certain areas and land development problems which are liabilities.